

**SEND TAX NOTICE TO:**

Simon Wesley Bowen, III and Elizabeth DeMonia  
Bowen  
1325 Willow Oaks Drive  
Wilsonville, AL 35186

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$445,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Doug Mims and Mandie Mims, a married couple**, whose address is 9095 Bear Creek Rd. Sterrett AL 35147, (hereinafter "Grantor", whether one or more), by **Simon Wesley Bowen, III and Elizabeth DeMonia Bowen**, whose address is 1325 Willows Oaks Drive, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Simon Wesley Bowen, III and Elizabeth DeMonia Bowen, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1325 Willow Oaks Drive, Wilsonville, AL 35186 to-wit:**


**Lot 344, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama.**

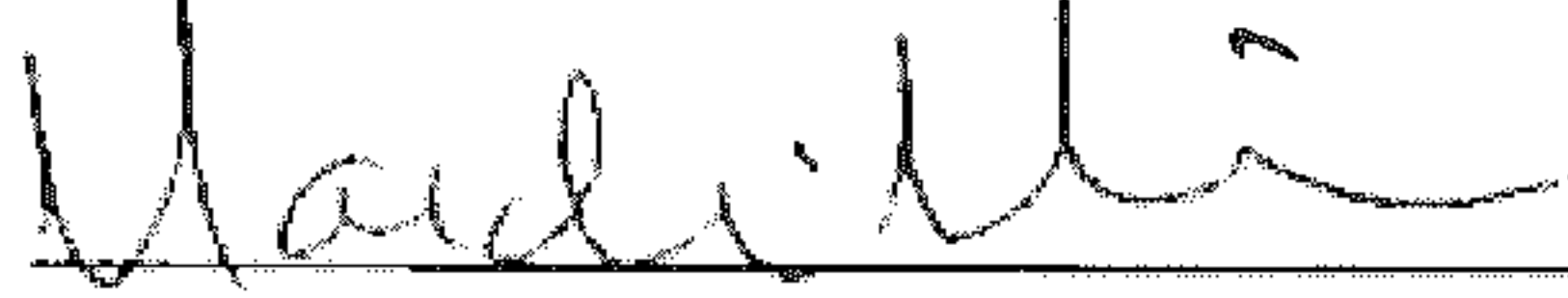
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$120,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19th day of January, 2024.

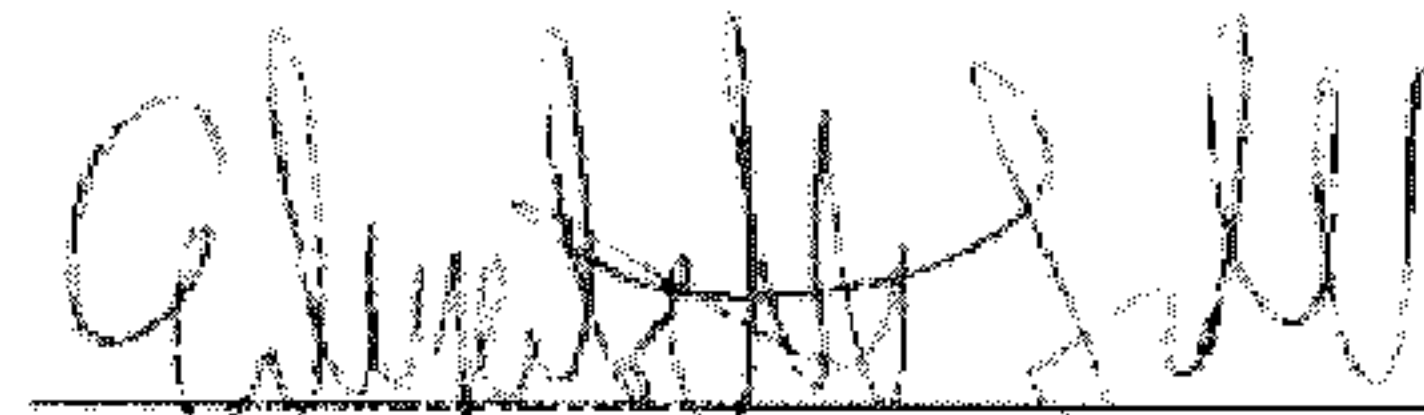
  
\_\_\_\_\_  
Doug Mims

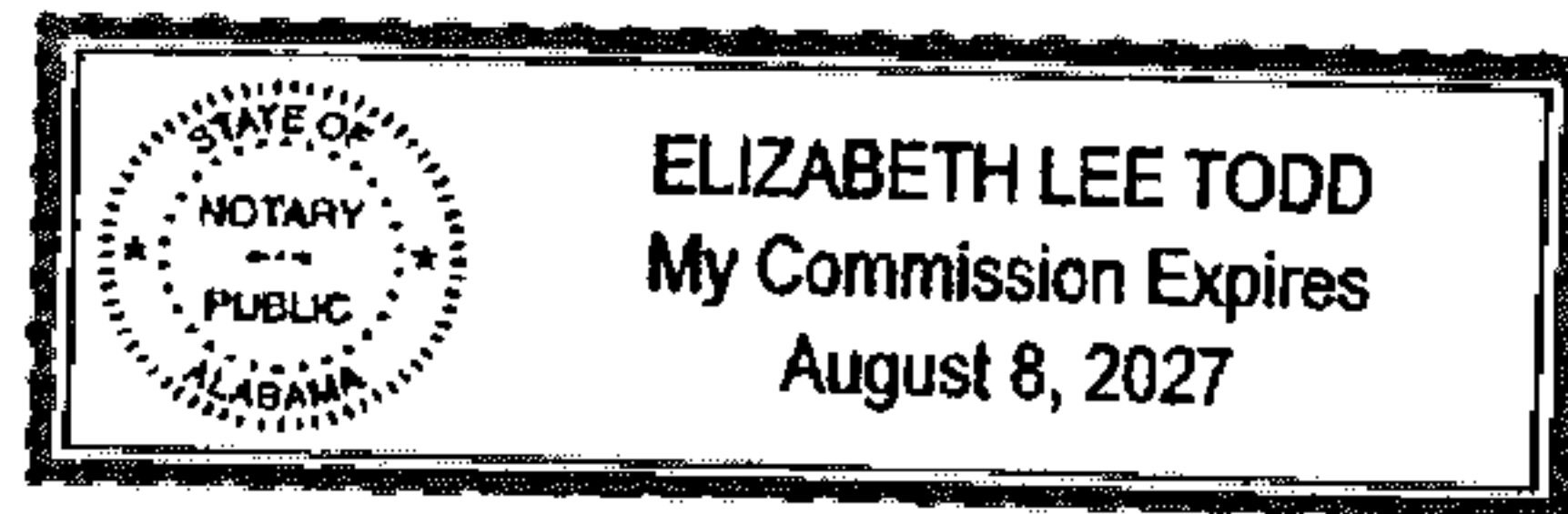
  
\_\_\_\_\_  
Mandie Mims

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Doug Mims and Mandie Mims whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, 2024.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 08/08/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/19/2024 02:57:40 PM  
\$350.00 PAYGE  
20240119000015330

